



After recording return to:
Tamera K. Campbell
605 & 615 Commercial Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Tamera K. Campbell
605 & 615 Commercial Street
Klamath Falls, OR 97601

File No.: 7021-531281 (SAC)
Date: April 05, 2005

State of Oregon, County of Klamath
Recorded 04/25/2005 11:33 a. m
Vol M05 Pg 28983
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Capstone Development, LLC, Grantor, conveys and warrants to **Tamera K. Campbell and Laurence Michael Saiber, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 14C, 14D, 15C, 15D, 16C, 16D, 17C, 17D, 18B, 18C and 18D, all in Block 5, of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$125,000.00**. (Here comply with requirements of ORS 93.030)

28984

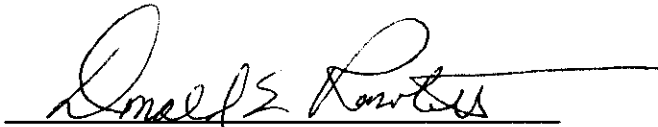
APN: R477790

Statutory Warranty Deed
- continued

File No.: 7021-531281 (SAC)
Date: 04/05/2005

Dated this 21 day of April, 2005.

Capstone Development, LLC



By: Donald E. Rowlett, President

STATE OF Oregon

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)ss.

County of

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This instrument was acknowledged before me on this 21 day of April, 2005
by Donald E. Rowlett as President of Capstone Development, LLC, on behalf of the .



Notary Public for Oregon
My commission expires: 8/2/07

